

ZB# 73-15

Carlos Scheer

(no SBL given)

73-15 - Scheer, Carlos

Public Hearing
May 21st - 8:45.
All fees paid -
OC PD notified
5/13/73.

Fee sent to
Julie Tuckosh
on 5/27/73

File

Filed
6/28/73
11:50 P.M.
DD,



Oxford

STOCK No 752

MADE IN U. S. A.

Adopted 12/20/65

APPLICATION FOR VARIANCE

Application No. 73-15

Date: 5/9/73

TO THE ZONING BOARD OF APPEALS OF THE TOWN OF NEW WINDSOR, NEW YORK

I (We) CALOS Auto Sales Inc of 22 Quassaick Ave
(Street & Number)

Newburgh New York HEREBY MAKE
(State)

APPLICATION FOR A VARIANCE:

A. Location of the Property Temple Hill Road OLI
(Street & Number) (Zone)

B. Provision of the Zoning Ordinance Applicable: (Indicate the article, section, sub-section and paragraph of the Zoning Ordinance applicable, by number. Do not quote the ordinance.) OLI

C. NOTE: NECESSARY FINDINGS: Before any Variance is granted, the Zoning Board of Appeals must find all of the following conditions to be present:

1. Conditions and circumstances are unique to the applicant's land, structure or building and do not apply to the neighboring lands, structures or buildings in the same zone because: It is the applicant's intention to construct and operate a used car dealership with a new car accessory use on a parcel of land which is not quite large enough to utilize for the purposes it was zoned. (Office and Light Industry).
2. Strict application of the provisions of this ordinance would deprive the applicant of a reasonable use of the land, structure or building in a manner equivalent to the use permitted to be made by other owners of their neighboring lands, structures or buildings in the same zone because: It is impossible for applicant to continue to operate his used car business at the present location on Quassaick Avenue because the existing lot will allow no further expansion and the applicant's operation continues to grow.'
3. The unique conditions and circumstances are not the result of actions taken of the applicant subsequent to the adoption of the Ordinance because: Not applicable.

4. Relief, if approved, will not cause substantial detriment to the public good or impair the purposes and intent of this Ordinance because: _____

applicant intends to construct a beautiful showroom on said lot which will enhance said parcel.

5. Relief, if approved, will not constitute a grant of special privilege inconsistent with the limitations upon other properties in the zone because: _____

variances have been approved in this immediate area for another car dealership, a brake shop with accessory retail sales, and other LB uses in this OLI zone.

- D. Describe in detail how the property is to be used and submit plans or sketches in duplicate.

Applicant proposes construction and use of a new and used car dealership with accessory sales and service. (see attached map).

- E. Application to be accompanied by two checks, one payable to the Town of New Windsor in the amount decided by the Board and the second check payable to the Secretary for taking the public hearing minutes. Applications to be returned to: Secretary of ZBA.

- F. NOTICE OF HEARING: Applicant agrees to send notice of any public hearing via registered or certified mail to all abutting land owners as required by Sec. 9.4.1. of the Ordinance.

- G. If the property in question is located within a radius of 500 ft. of an adjoining municipality, the Board should be notified. Also, have your attorney check Sec. 239 l&M of the Gen. Municipal Law to see if it applies. If so, notify the Orange County Planning Board by sending them an application.

Dated: May 14, 1973

[Signature]
Signature of Applicant

STATE OF NEW YORK) SS.:
COUNTY OF ORANGE)

Sworn to on this 14th day of May, 1973.

Louis Warner
(Notary Public)

22 Quarrick Ave
Address
561-8720
Telephone Number

(DO NOT WRITE IN THIS SPACE)

Application No: 73-15
Date of Hearing 5/21/73
Date of Decision June 18, 1973

Date Received 5/9/73
Notice Published May 11, 1973

DECISION:

Granted

Notary Public State of New York
Qualified in Orange County
Commission Expires March 30, 1975



OFFICE OF THE ASSESSOR

TOWN OF NEW WINDSOR

Chairman
Ellsworth E. Weyant
555 Union Avenue
New Windsor, New York 12550
(914) 565-8808

May 8, 1973

Carlos Auto Sales, Inc.
22 Quassaick Avenue
New Windsor, New York 12550

RE: Charles Smith Property
Temple Hill Road New Windsor

Gentlemen:

Accroding to my records the attached list of property owners are within the five hundred (500) feet of the above mentioned property.

The charge for this service is \$15.00. Please remit same to the Town Clerk, Town of New Windsor.

Very truly yours,

A handwritten signature in cursive script that reads 'Ellsworth E. Weyant'.

ELLSWORTH E. WEYANT
Sole Assessor
Town of New Windsor

EEW/pk
att.



1763

OFFICE OF THE ASSESSOR

TOWN OF NEW WINDSOR

Chairman
Ellsworth E. Weyant
555 Union Avenue
New Windsor, New York 12550
(914) 565-8808

Automotive Brake Co. Of Newburgh, Inc.
31 Walnut Street
New Windsor, New York 12550

Town of New Windsor
555 Union Avenue
New Windsor, New York 12550

King of Kings Lutheran Church
36 Hudson Drive
New Windsor, New York 12550

The City School District
City of Newburgh
98 Grand Street
Newburgh, New York 12550

Daidone, Vincent & Frances
RD#2 Temple Hill Road
New Windsor, New York 12550

Yanko, Leonard
78 Bridge Street
Newburgh, New York 12550

Crowley Milk Company, Inc.
145 Conklin Avenue
Binghamton, New York 13902

Liss, Irwin & Sheldon C.
35 Dolson Avenue
Middletown, New York

Sloan, Ethel A.
RD#2 Temple Hill Road
New Windsor, New York 12550

Palumbo, Thomas
RD#1 Susan Drive
Newburgh, New York 12550

Respectfully submitted,

A handwritten signature in cursive script that reads 'Ellsworth E. Weyant'.

ELLSWORTH E. WEYANT
Sole Assessor
Town of New Windsor

PROCEDURE FOR A PUBLIC HEARING

In order to prepare for a Public Hearing before the New Windsor Zoning Board of Appeals, applicant must first prepare a public hearing notice, publication to appear in the newspaper once at least 10 days prior to the hearing date. When notice has been prepared, return it to the Zoning Board Secretary (address below) so that she may publish same at the expense of the applicant. Three copies of the application must also be filled out and return to the Secretary.

Registered or Certified letters are to be sent to all residents and property owners within a radius of 500 ft. of the property in question. This list may be obtained from the Assessor's office for a fee which is determined by the Town Assessor. His office is located in the Town Hall - 555 Union Ave., New Windsor, N. Y. All registered or certified letters must have return receipts also. All return receipts, copy of published notice, copy of letter and all site plans with measurements must be presented to the Secretary at the public hearing by the applicant. Please include the Assessor's list of names and addresses of all property owners within 500 ft. for the record. A fee of \$25.00, payable to the Town of New Windsor, should accompany all applications for commercial use. A fee of \$10.00 is required for residential use only. Also, a fee of \$25.00 is to be paid to the secretary for taking of the public hearing minutes. All fees due at the time the applications are returned to the secretary.

Please have your attorney determine whether Sec. 239 -1 & m of the General Municipal Law is applicable, and if so, send a copy of your application with plans attached to the Orange County Planning Dept., Goshen, New York 10924. (This section only applies if you are located within 500 ft. of a County Road.)

Return all papers promptly to:

PATRICIA DELIO, SECRETARY
New Windsor Zoning Board of Appeals
7 Franklin Avenue
New Windsor, N. Y. 12550
Tel: 56 2-7107 Bus. phone - 56 2-~~0203~~ 3930.

TOWN OF NEW WINDSOR
555 Union Avenue
565-8808

DATE

5/7/73

APPLICATION is hereby made for the following:

1. Name Carlos Auto Sales Inc Agenda _____ Service _____
Address 22 QUASSICK AV. N. WINDSOR
Telephone number 561-4720
Are you the owner of the property? 1
- ✓ 2. Briefly describe intention (or attach) and location of property:
WHOLESALE + RETAIL AUTOMOBILES
73-15.
3. PLANNING BOARD

Site Plan Preliminary Meeting
Subdivision Preliminary Meeting
Informational Meeting
AGENDA DATE _____
4. ZONING BOARD OF APPEALS

Interpretation of Ordinance or Map
Variance (Notify P/B -plans if necessary)
Informational meeting
AGENDA DATE _____
5. BUILDING PERMIT

Planning Board action needed
Z.B.A. action needed
Site plan needed
Subdivision approval needed
Water, Sewer and Highway action needed

ACTION TAKEN:

✓ I do hereby affirm that all fees, permits and charges
applicable under the laws and ordinances of the State of New
York and the Town of New Windsor will be paid and ~~that~~ any

Agenda _____ Service _____
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Address 22 QUASSICK AV. N. WINDSOR
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73-15.

3. PLANNING BOARD

_____ Site Plan Preliminary Meeting
_____ Subdivision Preliminary Meeting
_____ Informational Meeting

AGENDA DATE _____

4. ZONING BOARD OF APPEALS

_____ Interpretation of Ordinance or Map
_____ Variance (Notify P/B -plans if necessary)
_____ Informational meeting

AGENDA DATE _____

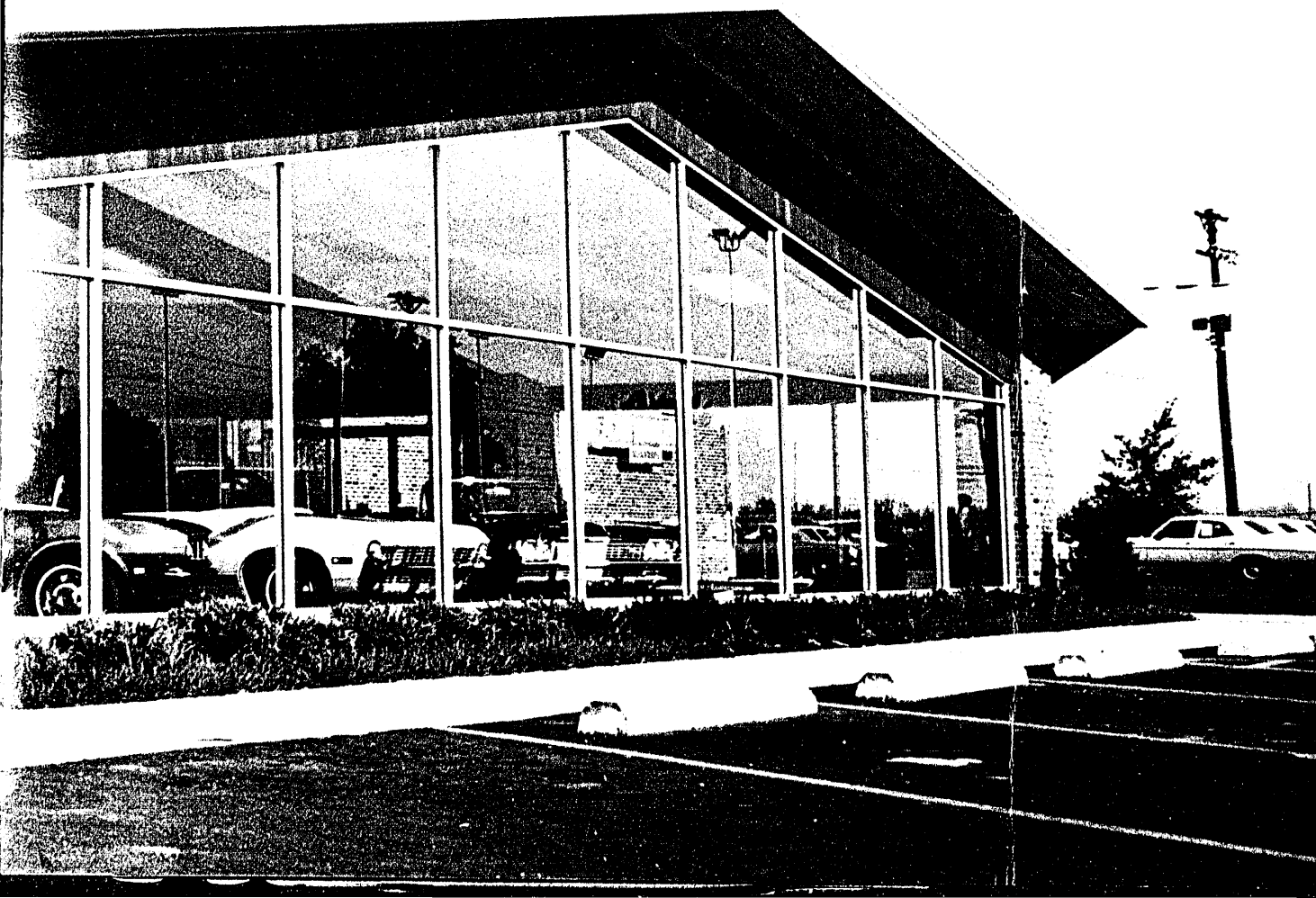
5. BUILDING PERMIT

_____ Planning Board action needed
_____ Z.B.A. action needed
_____ Site plan needed
_____ Subdivision approval needed
_____ Water, Sewer and Highway action needed

ACTION TAKEN:

✓ I do hereby affirm that all fees, permits and charges applicable under the laws and ordinances of the State of New York and the Town of New Windsor will be paid and that any expenses for advertising of Public Hearing or meetings will be paid. Also any legal or engineering fees for review of this project.

Signed: [Signature]
(APPLICANT)



*What kinds of buildings
are available?*

Actually, Armco provides much more than just a building. It's a building *system*—a method that anticipates dealership needs of space and operation and then fills those needs with various combinations of pre-engineered components. The result is a dealership facility that fits your business requirements and personal tastes exactly.

WELLY

Ray Hutson

